

CITY OF HALLOWELL

ONE WINTHROP STREET
HALLOWELL, MAINE 04347

NATE RUDY, CITY MANAGER

TEL: (207) 623-4021, Ext 203; FAX (207) 621-8317

December 22, 2016

Frank Gardner, Brownfields Coordinator
EPA Region 1
5 Post Office Square
Suite 100, Mail code: OSRR7-2
Boston, Massachusetts 02109-3912

RE: City of Hallowell, Maine FY 2017 EPA Brownfields Assessment Grant

Dear Mr. Gardner:

The City of Hallowell is pleased to submit this grant application and request for a total of \$300,000 in Environmental Protection Agency (EPA) Brownfields funding to conduct community-wide assessments at both hazardous substance sites (\$200,000) and petroleum-impacted sites (\$100,000). This funding will help fund our community-wide Brownfields assessment, where 17 Brownfields sites have been identified in the downtown-waterfront district. These sites range in size from 0.1 acres to 55 acres, resulting in more than another 100 acres of potential Brownfields within our targeted downtown-waterfront district. As you will see in this grant application, this funding will support the City's efforts to assess, clean up, and redevelop Brownfields identified within our targeted downtown-waterfront districts.

With this funding, we plan to update our preliminary inventory of sites, identify potential contamination issues at Brownfields sites primarily through Phase I and Phase II assessments, evaluate cleanup and reuse strategies, conduct focused redevelopment planning, and ultimately return otherwise distressed, abandoned, or environmentally stigmatized sites back to viable and sustainable reuse through the use of Smart Growth and Livability Principles. The grant will also support public outreach measures in order to keep the communities informed about the proposed work activities, completed assessments, and general health and economic issues.

This grant will be the first step in a long-term revitalization of our City, and will allow us to develop a comprehensive Brownfield Assessment program that will involve our citizens in crafting our future, expanding our economic opportunities and improving our environment and welfare.

The City of Hallowell is excited about the opportunity to develop and execute an efficient and effective Brownfields program. This grant proposal will help maintain and improve the project contacts and connections already forged through our previous work and will help in more fully representing the continuum of Brownfield site opportunities in the targeted areas within the city. We are looking forward to this exciting transition and opportunity.

The following page contains the specific information requested in the proposal guidelines to be included in this transmittal letter:

a. **Applicant Identification:** City of Hallowell, City Hall, 1 Winthrop Street, Hallowell, Maine 04347

b. **Funding Requested:**

i) Grant Type: Assessment

ii) Assessment Grant Type: Community-Wide

iii) Federal Funds Requested: \$300,000

iv) Contamination: \$200,000 Hazardous Substances and \$100,000 Petroleum

c. **Location:** City of Hallowell (Kennebec County, State of Maine)

d. **Property Information for Site-Specific Proposals:** Not Applicable (Community-Wide Request)

e. **Contacts:**

i. Project Director: Nate Rudy, City Manager, City of Hallowell; phone: (207) 623-4021 extension 203; fax: (207) 621-8317; e-mail: nrudy@hallowellmaine.org; mailing address: Hallowell City Hall, 1 Winthrop Street, Hallowell, Maine 04347

ii. Chief Executive/Highest Ranking Elected Official: Mark Walker, Mayor, City of Hallowell; phone: (207) 458-9893; e-mail: mwalker.hallowell@gmail.com; mailing address: Hallowell City Hall, 1 Winthrop Street, Hallowell, Maine 04347

f. **Population:**

i) General Population of Jurisdiction: 2,471 (2010 Census)

ii) Population of Target Area and of Jurisdiction Addressed by Proposal: Not Applicable (applicant is a municipal form of government)

iii) Persistent Poverty: Our jurisdiction IS NOT located within a county experiencing "persistent poverty"

g. **Regional Priorities Form/Other Factors Checklist:** The Regional Priorities Form/Other Factors Checklist is attached to this transmittal letter

h. **Letter from State Environmental Authority:** Maine Department of Environmental Protection letter is attached to this transmittal letter

We thank you in advance for considering our grant application. If you have any questions or require clarification regarding elements of this proposal, please contact Project Director Nate Rudy via phone at (207) 623-4021 extension 203, or via e-mail at nrudy@hallowellmaine.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Nate Rudy", with a stylized, sweeping flourish at the end.

Nate Rudy
City Manager
City of Hallowell

**NARRATIVE PROPOSAL
(RANKING CRITERIA FOR
ASSESSMENT GRANTS)**

EPA Brownfields Community-Wide
Assessment Grant Proposal
City of Hallowell, Maine

1. Community Need

a. Target Area & Brownfields

i. Community & Target Area Descriptions

Hallowell is a rural suburb of Maine's capital city of Augusta, with a population of 2,471 and people from varying backgrounds and birthplaces and a shared love of our "New Orleans on the Kennebec River." Historic buildings in our **Target Area—downtown Hallowell, our riverfront, and surrounding neighborhoods**—have seen multiple uses and many floods dating back to the city's founding in 1762, as the Kennebec River runs roughly north-south along the downtown district, and an in-town neighborhood sits west of riverfront Water Street and abuts Interstate 95 one mile further west. Hallowell's industrial past is reflected in quarries, mills, factories, and institutions, each having seen changes of use and adaptive construction over time. Recently, these historic buildings have taken on other industrial and commercial uses or have become distressed and in need of cleanup and redevelopment. Mixed in with well-maintained and rehabilitated historic homes, City buildings, and commercial sites, much of the housing remains poorly maintained due to a challenging economy for the working poor, a declining middle class, and other disincentives for new investment. Blighted and neglected potential brownfield sites in our Target Area are mixed in with surrounding neighborhoods, limit growth or expansion of the downtown core, and present health risks to sensitive and vulnerable populations.

ii. Demographic Information and Indicators of Need

	Target Area <i>Hallowell</i>	County <i>Kennebec</i>	Statewide <i>Maine</i>	National
Population:	2,471 ¹	121,507 ¹	1,328,535 ¹	314,107,084 ¹
Unemployment:	8.2% ³	8.4% ³	7.4% ³	5.0% ²
Poverty Rate:	9.9% ³	13.5% ³	13.9% ³	15.6% ³
Percent Minority:	7.3% ¹	4.8% ¹	6.0% ¹	37.2% ¹
Median Household Income:	\$46,400 ³	\$46,559 ³	\$48,804 ³	\$53,482 ³
Multi-Unit Housing Per SqMi:	107 ¹	14 ¹	4 ¹	9 ¹
Pct. Dwellings Multi-Unit Housing:	49% ¹	21% ¹	19% ¹	
Pct. Housing Renter Occupied:	42.1% ⁴	28.7% ⁴	28.7% ⁴	34.9% ⁴
Housing structure built before 1939:	49.1% ¹	24.0% ¹	25.4% ¹	13.2% ¹
¹ Data are from the 2014 American Community Survey data profile and are available on American FactFinder				
² Data are from the Bureau of Labor Statistics (The Employment Situation-March 2016)				
³ Data are from the 2014 American Community Survey data profile and are available on American FactFinder				
⁴ Data are from the 2010 Census				

iii. Brownfields and Their Impacts

The City of Hallowell's preliminary 2016 Brownfield site inventory identified seventeen (17) potential Brownfield sites in our Target Area, totaling eighty-five (85) to one-hundred (100) acres of contaminated properties that cause concern from unknown risk to sensitive populations in the Target Area. The grant application's overall Target Area includes two primary areas and several smaller sites immediately adjacent to downtown and in-town neighborhoods with the highest density of commercial, and mixed-use and potentially contaminated, aging housing rented by our most sensitive populations and most socio-economically disadvantaged residents. The nine-acre **Buckeye Site** (a large former petroleum tank farm just north of downtown and on the Kennebec River Rail Trail [KRRT] and the river) has three (3) routinely vandalized legacy industrial buildings and potential petroleum and hazardous contamination throughout. The 55-acre former Maine Industrial School for Girls campus (called the **Stevens School**), situated in the dense neighborhood between the rural and in-town areas of the city, has nine (9) potentially contaminated and blighted historic buildings. **Two large, dormant quarries / granite mines located in the western portion of the City are potential sources of contamination to the**

Target Area. Several smaller sites in the Target Area have clear reuse development potential including a former gas station site on Water Street and the City's historic Fire Station and Public Works garage, but are limited by evident lead paint, asbestos, and potential petroleum concerns.

Sites within the Target Area range from small single lot—former gas / service stations, print shops, dry cleaners, and other parcels less than one or two acres—to downtown blocks, quarries, tank farms, abandoned school campuses, and manufacturing mills that cover over twenty acres. The Brownfields sites within our Target Area have caused significant environmental, health and welfare impacts including blighted landscapes and aging infrastructure that may harbor unknown risks to a high density of residents in sensitive populations. Chlorinated solvents and degreasers, once used at these abandoned mills, have left behind volatile organic compound contamination in soil, groundwater, and soil vapor. In addition, former industrial usage has resulted in lead, arsenic, cadmium, and polycyclic aromatic hydrocarbon contaminated soil, groundwater, and surface water; as well as buildings filled with asbestos, polychlorinated biphenyls, lead paint, and universal wastes. Furthermore, the abandoned gas stations and physical plants that once fueled, heated, and supported these facilities have left a legacy of soil and groundwater that has been contaminated by fuel oil, gasoline, lead, and other petroleum additives.

b. Welfare, Environmental, and Public Health Impacts

i. Welfare Impacts

Our two primary Brownfields Target Areas flank the downtown and limit growth around the city's busy core, preventing reuse development of urbanized land and forcing sprawl into rural areas, where new single-family subdivisions do not benefit the City's most sensitive and disadvantaged residents including a significant population of older people, single-parent households including women of childbearing age, and children (Census ACL 2015 and Maine Shared Community Health Needs Assessment [MSHNA], 2016, Kennebec County data). Both of our major sites have unused legacy buildings with potential hazardous material and petroleum contamination and exhibit blight, vandalism, broken windows, wild animal intrusion, peeling paint, and other factors that deter new infrastructure investment as well as public use of these vast open spaces for outdoor recreation. Our lagging tax base limits City investment in livability enhancements like transportation and public services, while we still bear responsibility to provide City services and increase investment potential around these same blighted and low tax generating sites. Hallowell has not yet been able to perform site assessments at the industrial properties chosen for this grant proposal, and thus we lack hard data about the direct health effects from their suspected contamination. The police routinely respond to concerns about vandalism and illicit activity at the identified sites (2016 Police Chief reports to City Council), which constitute a ring of abandoned, unsafe spaces that contribute to disinvestment in the community.

ii. Cumulative Environmental Issues

In many cases, Hallowell's most sensitive populations and working poor face **disproportionate environmental health and justice concerns** from exposures to lead and asbestos in old structures where they live, as well as threats from airborne and drinking water exposures. Apartments in some historic buildings in the Target Area, many which date back to the colonial origins of the nation, have not been safely rehabilitated due to challenges and costs of historic preservation and rehabilitation to Secretary of Interior standards in the Historic district, and by the possible hazardous substance exposure that may result from rehabilitation efforts. Along with I-95 (Maine's largest highway system), which bisects the city's rural and urban areas, Hallowell's main thoroughfare of Water Street serves as a state highway and major artery into the state capital, with a 15,000 vehicle per day traffic count (Maine Department of Transportation Water Street reconstruction study, 2016) running adjacent to high-density neighborhoods, and has been cited by local bicyclist/pedestrian advocates as a concern for safety as well as a non-point source of air and water pollution. Water quality issues in Maine include

hazardous disinfection byproducts, arsenic and nitrates/nitrites, as well as bacterial contamination. Seasonal flooding exacerbates Combined Sewer Overflows (CSOs) from tanks along Hallowell's riverfront and our storm water infrastructure is old, challenged, and generally too costly for proactive upgrade. Arsenic is a risk among households who get their drinking water from private wells, and Hallowell and Kennebec County have high incidences of arsenic in ground water (MSHNA, 2016) which further justifies a need to provide safe water quality through existing City water infrastructure and to reuse properties along the water lines in-town. The mills that once lined the Kennebec River in Hallowell and upstream communities discharged waste and wastewater directly to the river, and combined with historic timbering uses has left disproportionate degradation to its surface and subsurface water quality and general ecology.

iii. Cumulative Public Health Impacts

On the whole, Hallowell and the region face worse health conditions than state and Federal averages. The extent of Brownfields contamination is suggested by Kennebec County demographic data which indicate that **people in our Target Area have a greater risk of many health effects**, and are likely to be direct victims of, or at least more susceptible to, impacts **from our Brownfield sites**. Specifically, studies report that Kennebec County residents experience higher incidence of diabetes, coronary heart disease, and cancer mortality that we relate to environmental exposures such stress, barriers to physical activity, eating contaminated fish, or drinking polluted groundwater; elevated blood lead levels among children that may be due to decay of lead-based paint at former industrial sites and housing stock; and COPD hospitalizations and adult asthma caused by poor air quality (health statistics: MSHNA, 2016). We need help to quantify health risks from unknown Brownfields contamination, but direct contact / inhalation exposure from industrial pollutants, peeled paint, exposed asbestos pipe wraps, airborne particles, and waterborne toxins may contribute to cancer, respiratory, nervous system, and neurological disorders, along with other adverse health effects. In short, Hallowell's children, women of child-bearing age, single-parent families, and aging population live in **dilapidated, multi-unit housing surrounded by blighted legacies of a past industrial era**, and face **daily exposure to environmental contamination** coupled with poverty and high living costs.

c. **Financial Need**

i. Economic Conditions

Hallowell's small and aging population and shrinking industrial/commercial base limit our annual municipal budget, and we rely heavily on partnership grant funding in order to plan and implement economic development projects. Hallowell is not an entitlement community, which requires our grant funding to come through a competitive application process. Pressures to keep local tax burdens low, partly based on shrinking wages and declining quality of life, limit the City's funds for development—the City's current fiscal year combined **economic development and debt service budget** is \$120,000, or **only 2.1% of the overall municipal budget**, and most of this funding comes from our limited municipal Tax Increment Financing (TIF) Districts. While some plans have been made in TIF-funded downtown revitalization, the local government does not have the internal capacity to fund environmental assessments. Meanwhile, recent gains in community development are threatened by a weakening tax base and cuts in City spending forced by reductions in state support for roads and schools, resident's reliance on vanishing state jobs, and economic shifts from manufacturing and professional / knowledge work to shrinking service sectors that provide lower wages and less job security.

Changes in National Floodplain Insurance Program rates and policies will increase the cost of flood insurance up to 25% annually on nearly every building downtown. **Financing is now nearly impossible to obtain** for new investment and development downtown due to floods that are a repeating natural disaster that brings unplanned and unstoppable economic disruptions and limits investment potential in the downtown district. Recently a downtown building was lost

to fire and its rehabilitation required an expensive wet flood-proofing solution for it to become insurable, which sent a foreboding ripple to property owners on Water Street.

Hallowell's **Brownfields represent a clear obstacle to immediate opportunities** for infill development of blighted historic properties that could be reused at much higher value to the community, which lowers taxable real estate and personal property values, forces sprawl onto usable farmland and forests, and reduces or eliminates recreational use of the in-town neighborhood's largest contiguous green spaces. We have projects ready to build but without a way to remediate environmental issues the development timeline is stalled and we will not be able to assess and quantify site contamination that is currently preventing site reuse.

ii. Economic Effects of Brownfields

Hallowell's overall household income statistics are weak vs. county, state, and federal averages, with a (MHI) that falls below LMI threshold criteria set by the Maine Office of Community Development for Community Development Block Grants (Maine DECD-OCD LMI eligibility application, 2016). **26.6% of Hallowell families have median annual household incomes below \$25,000** (US Census, ACL 2014) which closely corresponds to **the Federal poverty line of \$24,300 MHI for a family of four**. Low income statistics are compounded by high costs for home heating in poorly insulated historic structures that are warmed by costly and inefficient oil systems. Interestingly, the four municipalities served by the Kennebec River Rail Trail is **home to 32.9% of the nearly 5,800 people of color who live in Kennebec County**.

In 2014 the State of Maine consolidated and relocated many of its employees who formerly worked at the Steven's School campus to other State offices. **Hallowell lost 75 to 100 high-paying jobs with benefits that have been difficult to replace** and left behind nine buildings that contain asbestos, lead-based paint, unmaintained heating plants, among other issues. Protea Integrated Health and Wellness, a heroin addiction / Suboxone clinic, **abruptly closed in 2016 leaving 350 clients without care and approximately 20 staff without jobs**.

Hallowell faces a **population stability issue** at a time when the state faces well documented challenges with declining population, an aging workforce, and a need to attract a younger and more diverse generation of workers and families with stable economic prospects. The population of children under fourteen (14) years of age make up only 10.2% of Hallowell's total population, nearly half of the national average of 19.8%, but 47.3% or **nearly half of children under five years old live in poverty**; meanwhile, older residents (65 years old and over) make up 21.7% of Hallowell's population, approaching double the national population average of 13.7% (US Census, ACL 2015). Given the lack of available and affordable housing, declining populations, and fewer high wage skilled labor and knowledge work jobs, Hallowell also faces a loss of place and history in the declining condition of historic structures and houses, which are expensive to own and maintain due to their size, age, and energy-inefficient construction. Anecdotally, city residents report a desire to pass generational family homes down to their adult children, but the children are not able to afford to pay even the tax and maintenance on the property. Meanwhile Hallowell's older citizens, who wish to age gracefully in place, face the challenges of high rents and cost of living, low housing availability, limited transportation options and unsafe walkways, limited availability of groceries within walking distance, and potential exposure to unmitigated environmental hazards.

2. Project Description and Feasibility of Success

a. Project Description, Timing, and Implementation

i. Project Description and Alignment with Revitalization Plans

Brownfields projects in the Target Area align directly with the **Hallowell Comprehensive Plan of 2011**, which identifies broad goals to promote a diverse and growing population at every income level, and to provide housing options, access to the natural environment and the Kennebec River, and jobs and business opportunities in the community. Specifically, citizens asked for better connection between trails and sidewalks, infill reuse development of historic buildings along existing infrastructure, reduced development

pressure on rural districts, concerted efforts to maintain open spaces, mixed-income housing developments, and emphasis on creating a **Stevens School Master Plan** to guide mixed-use development of housing, businesses, and public uses that grew the economy, created jobs, and maintained the neighborhood feel of a large, distressed property that connects in-town neighborhoods, an isolated subdivision, and a forested area currently preserved by a land trust (Comprehensive Plan, iii-iv). Similarly, the Comprehensive Plan lays a framework for approaching a 2018 **Maine Department of Transportation (MDOT) Water Street redevelopment and stormwater infrastructure upgrade**, and safer connection to in-town neighborhoods and safer bike-ped use as part of the Kennebec River Rail Trail (KRRT), which would enhance plans to reclaim the Buckeye site as an park/community center along the river.

Other sites within the Target Area have already been subject to **community reuse planning**, with the hope of stimulating new investment in housing, new business uses, and we hope that the program will raise awareness about the need to remediate historic buildings with focus on reducing / eliminating ambient environmental threats from touching, breathing, and ingesting hazardous toxins. Current discussions around downtown development, Stevens School planning, and outdoor recreation are occurring in various City committees and boards. City Council has voted to provide a one-time, forgivable loan of \$238K in CDBG funds that we have accumulate since 1986 to stimulate affordable and mixed-income housing in a building on the multi-use-zoned Stevens campus, and is considering other forms of development support in line with the Comp Plan and the Stevens School zoning in the ordinance, which encourages adaptive reuse of historic buildings along existing City infrastructure. Brownfields grant funds would be used to foster community discussion and goal-setting, prioritize site assessment, conduct Phase I and II assessment, conduct design charrettes for Buckeye and other sites, and determine the potential for reuse projects that can be implemented with a realistic time frame and budget, using leverage from government and public / private partners. Sites with viable remediation plans and/or indicators of significant contamination will receive Phase II assessment.

Our partnership with American Association of Retired Persons (AARP), Healthy Communities of the Capital Area (HCCA), and University of Maine at Augusta School of Architecture (UMA) will foster awareness for the threats of gentrification and the benefits of Smart Growth development practices to encourage community health. We hope to focus on livability principles like enhanced and multi-modal transportation choices to link new developments to the existing in-town neighborhoods, to the downtown shopping district, and to surrounding communities via the trails, bicycle sharing programs, and through exploring regional public transit solutions. We hope to make Hallowell and the surrounding communities more competitive in attracting new businesses and residents, while maintaining economic opportunities for current residents and property owners. We have strong leverage opportunities with federal and state partners, and strong support from dedicated, long-time Hallowell residents invested in protecting our historic sense of place while creating an environment that supports 21st century community economic development.

ii. Timing and Implementation

a. Contractor Procurement

Nate Rudy, Hallowell's City Manager along with the Brownfields Advisory Committee (BAC), will be responsible for implementing and overseeing the project for the duration of the three year grant term. Mr. Rudy has previously performed these services while working on the City of Gardiner's successful Brownfield Assessment Grant. We will select a Qualified Environmental Professional (QEP) within a month of grant award. Grant award and QEP selection will be communicated to the public in a kickoff informational public meeting, to be held within one month of the grant award.

b. Site Inventory, Prioritization & Selection

Hallowell will use Brownfields funds to conduct a community-wide assessment program that will inventory, prioritize, characterize, and assess Brownfield sites, and also to conduct

cleanup and reuse planning related to targeted Brownfields sites throughout the City. During the spring and summer of 2016, we conducted a preliminary inventory of potential Brownfield sites in our Brownfields Target Area and began discussion with City Council and the Planning Board, interested parties on the Hallowell Conservation Commission and in the community including public site walks of the Buckeye and Stevens School campuses. Some of the potential sites are currently owned by the City and in some cases the City has been in communication with private owners regarding their potential use of Brownfield funds.

Property owners have expressed preliminary interest in participating in the assessment program. We anticipate a joint public meeting with site owners and the community to discuss program benefits and are confident that site access will not be an issue and that assessment funds will be drawn down in the three-year grant period. The City will work with the selected QEP and the BAC to perform community engagement and education, update our inventory of potential Brownfield sites, and establish and utilize a site ranking and priority criteria as well as site nomination and access agreement forms to select Brownfield sites for assessment. **We will identify high priority sites based on current community economic development goals identified by the City and its Comprehensive Plan.** Once the Phase I work has been completed, we expect that the same sites will move forward into Phase II investigations.

c. Obtaining & Securing Site Access

As described above, the City has already spoken to several Brownfields property owners, and developers who are actively engaged in completing projects in our Target Area and have approached the City signaling willingness to use Brownfield Assessment funds. We will create an access agreement and facilitate meetings with owners and our QEP to help us communicate the program's benefits. The **Stevens School campus is a high priority site** for this program and the property owner has requested funding as soon as it becomes available. The Stevens School developer has received a letter of interest to develop senior housing from Community Housing of Maine, which has successfully completed similar projects around the state. Some of our sites in need of assessment are repeat candidates for City ownership due to unpaid back taxes. The City currently owns several properties in the Target Area that are strong candidates for the assessment program, which will expedite site access and redevelopment.

b. **Task Descriptions and Budget Table**

i. Task Descriptions

Task 1 – Cooperative Agreement Oversight – The City will organize Brownfields Initiative Activities and formally assemble a Brownfields Advisory Committee (BAC) of local elected officials; members of the business community, local schools, clergy, and non-profits; residents affected by the Brownfields; a Maine Department of Environmental Protection (MEDEP) Brownfields staff member; those interested in the environment; and the community upon inauguration of the 2017 City Council. City staff will conduct community outreach activities, select a QEP, interact with property owners and abutters, and file required EPA reports (quarterly reports, ACRES, etc.). City staff will also perform general program management and communication with regulatory personnel, community officials and the public. The BAC will meet monthly to ensure that the priorities and direction of the Brownfields program are being met. These monthly meetings will be open to the public and affiliated community-based organizations, and held in locations around the project's Target Area.

The City will develop a public Request for Proposal to contract the services of a QEP to perform the assessment work. The City will review the submitted proposals, conduct interviews and perform final QEP selection using the City's competitive bid / purchasing policy. Our BAC project kickoff meeting will be conducted prior to QEP selection, and a second meeting will be held after selection. The selected QEP will work with City staff and the BAC to develop outreach materials which we will distributed through our affiliated community organizations.

We budget 160 staff hours at an average rate of \$50/hour to this task plus fringe, with 100 hours dedicated to hazardous substance assessments and 60 dedicated to petroleum. Our program

manager will attend two EPA Brownfield conventions with costs for fees, travel, and expenses divided between the two grants. The contractual expenses are for QEP assistance in developing outreach materials and assistance with EPA reporting.

Task 2 – Community Outreach and Engagement – With help from the BAC, the City will hold at least three public meetings to solicit site data and educate local officials and citizens about the Brownfields process. We have budgeted a total of 130 staff hours (100 hazardous and 30 petroleum substance) at an average rate of \$50/hour to this task plus fringe. Work items include preparation and distribution of site nomination forms, meeting with member community officials to obtain site nominations, meeting with the selected QEP (contractual expenses) to discuss the preliminary sites inventory and develop threshold/ranking criteria, and assistance with property owner outreach and education. Once sites are selected, and if the property owner is amenable, the appropriate EPA eligibility documentation to enter the site into the Program will be prepared.

Task 3 – Phase I & II Site Assessments – The selected QEP will conduct Phase I Environmental Site Assessments for selected sites in accordance with the ASTM International Standard 1527-05 as well as the EPA “All Appropriate Inquiry” standards. This process will consist of at least one site visit, contact with regulatory agencies and review of their files, interviews with knowledgeable people regarding the site, review of available historical files, and a written report for each site. These reports will consist of a summary of “recognized environmental conditions” identified for each site, a list of opinions regarding the site, and recommended follow-up investigations and activities. We anticipate our QEP completing four Phase I ESAs as part of the Hazardous Substance grant (4 x \$4,000 each) and four Phase I ESA as part of the Petroleum grant (4 x \$3,000 each). Staff time for each grant is budgeted as 40 hours for Hazardous and 20 hours for Petroleum at an average rate of \$50/hr plus fringe to review reports and interfacing with the MEDEP and property owners. Priority will be given to sites that align with projects that are already underway including Hallowell’s MDOT Water Street reconstruction and the land adjacent to the KRRT. Sites that are assessed at Stevens School and in Hallowell’s downtown support Hallowell’s Comprehensive Plan.

If Phase I Assessment results indicate “recognized environmental conditions” are present, we will complete additional investigations to confirm or dismiss the conditions and determine the nature and extent of contamination. We will prepare a Quality Assurance Project Plan (QAPP) and submit it to the EPA and MEDEP as part of this task prior to undertaking Phase II activities. We will prepare site-specific QAPP addenda for each identified and assessed site. We will develop the scope of the Phase II based on specifics from each site to determine whether the existence and extent of hazardous materials. The Phase II Investigation may include monitoring well and test boring installations; test pit excavations; and groundwater, soils and soil gas sampling. We will use results from the Phase II investigations to develop Analysis of Brownfield Cleanup Alternatives (ABCAs) / Remedial Action Plans (RAPs). As with all project tasks, we will collaborate with each property owner, provide public information, and receive citizen input throughout the assessment. We anticipate four Phase II Investigations as part of the Hazardous Substance grant (4 x \$30,000 each), and three Phase II Investigations as part of the Petroleum grant (3 x \$18,000 each). Staff time for each grant is budgeted at 40 hours for Hazardous and 20 hours for Petroleum with an average rate of \$50/hr plus fringe to review reports and interface with the MEDEP and property owners.

Task 4 – Site Reuse and Cleanup Planning – We will analyze the Phase II Investigation data and reuse proposals from landowners, perspective purchasers, and the community to develop an ABCA/RAP for each site based on the specific or potential reuse scenario(s). The ABCA/RAP will include remedial actions for each identified contaminant that exceeds applicable Maine regulatory guidelines. We will evaluate remedial actions based on cost, feasibility, and effectiveness in protecting human health and the environment. Based on this analysis, we will develop a proposed remediation plan, taking into account the specific or potential reuse scenario(s) for that site. Concurrently, we may develop reuse alternatives on select sites using planning techniques like the AARP Domains of Livability, UMA Architecture design charettes, potential redeveloper input, and the community’s goals for site reuse from the Comprehensive

Plan and Stevens School Master Plan. We will hold public meetings for each site identified through our Brownfield program. Depending on the site logistics, we anticipate holding the meeting prior to initiating the remediation and reuse planning to discuss the results of the assessments or after completing our remediation planning to inform and solicit feedback from the public on the selected alternative. We will continue to maintain communication with the public, abutters, and owners during the program.

We anticipate that our QEP will complete four ABCAs/RAPs (4 x \$9,000) as part of the Hazardous Substance grant and three ABCAs/RAPs (3 x \$6,000) as part of the Petroleum Substance grant. Staff time for each grant is budgeted at 100 hours (hazardous) and 50 (petroleum) with an average rate of \$50/hr plus fringe to review reports; coordinate, attend and prepare for public meetings; and work with the MEDEP and property owners.

ii. **Budget Table**

Budget 1 – Hazardous Substances Assessments

Budget Categories	Project Tasks				
	Task 1 – Cooperative Agreement Oversight	Task 2 – Community Outreach and Engagement	Task 3 – Phase I and Phase II Site Assessments	Task 4 – Site Reuse and Cleanup Planning	Total
Personnel	\$5,000	\$5,000	\$4,000	\$5,000	\$19,000
Fringe Benefits	\$1,500	\$500	\$1,000	\$2,000	\$5,000
Travel ¹	\$2,000	\$0	\$0	\$0	\$2,000
Equipment ²	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0
Contractual	\$1,000	\$1,000	\$136,000	\$36,000	\$174,000
Other (specify)	\$0	\$0	\$0	\$0	\$0
Total Budget	\$9,500	\$6,500	\$141,000	\$43,000	\$200,000

Budget 2 – Petroleum Assessments

Budget Categories	Project Tasks				
	Task 1 – Cooperative Agreement Oversight	Task 2 – Community Outreach and Engagement	Task 3 – Phase I and Phase II Site Assessment Activities	Task 4 – Site Reuse and Cleanup Planning	Total
Personnel	\$3,000	\$1,500	\$2,000	\$2,500	\$9,000
Fringe Benefits	\$1,000	\$500	\$500	\$1,000	\$3,000
Travel ¹	\$2,000	\$0	\$0	\$0	\$2,000
Equipment ²	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0
Contractual	\$1,000	\$1,000	\$66,000	\$18,000	\$86,000
Other (specify)	\$0	\$0	\$0	\$0	\$0
Total Budget	\$7,000	\$3,000	\$68,500	\$21,500	\$100,000

¹ Travel to brownfields-related training conferences is an acceptable use of these grant funds.

² EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year. Items costing less than \$5,000 are considered supplies. Generally, equipment is not required for assessment grants. Reminder: Administrative costs, such as indirect costs, of grant administration with the exception of financial and performance reporting costs are ineligible grant activities.

c. Ability to Leverage

The proposed Stevens School Master Plan suggests future uses for each lot and building on the campus, but a more clear understanding about potential Brownfields hazards would help **leverage approximately \$5M in potential reuse development on campus** plus additional new mixed-use development. Refer to **Attachment B** for Leveraged Funds.

If additional work (e.g., assessment or cleanup/reuse planning) is required to complete the tasks identified above, the City will seek supplemental “stop gap” funding from sources including the EPA Region I Targeted Brownfields Assessment Program (TBA), **Maine Department of Economic and Community Development (DECD) and the Kennebec Valley Council of Governments (KVCOG) Revolving Loan Funds, and MEDEP’s 128A Brownfields Assessment Program**. In addition, the City plans to seek matching funds from municipal (such as Tax Increment Financing [TIF] and bonding), state (CDBG), and federal sources (appropriations) in order to obtain the total amount required to complete the above tasks. The City has recently budgeted up to \$25K per year for improvements to City Hall and anticipates new capital investments in the Fire Station and Public Works garage to support the Brownfields project (refer to **Attachment B** for leveraged funds letters). The City has also authorized up to \$250,000 of TIF district funds for use in grant leverage and rehabilitation of the Fire Station.

Additional funds will likely be required for cleanup and redevelopment. The specific amount required for additional phases is currently unknown, but will be developed in the Remedial Action Plan and Reuse Planning portion of the Assessment process. The City will leverage all that it can through work with State delegates on supplemental grants, earmarks, and other funds, and with potential developers to obtain private funding and fund assessment, economic development, and cleanup.

3. Community Engagement and Partnerships

a. Engaging the Community

i. Community Involvement Plan

The City has begun public meetings about reuse visioning for potential Brownfields sites. In 2016, the City held 16 well attended public meetings related to the Stevens School Master Plan. We will conduct up to three public education and information meetings that will be held in our Target Areas during the site inventory and selection process, the assessment and reporting phases, and remedial and reuse planning. Meetings will be held at City Hall and around the Target Area. Project stakeholders include site owners, neighbors, developers, community organizations, citizen groups, lenders, EPA, and the Maine Department of Environmental Protection (MEDEP). We will also conduct up to two public meetings for each selected site: after the Phase II Assessment and after the ABCA/RAP phase. These meetings will be community planning charrettes to solicit direct public involvement and develop cleanup and reuse options that incorporate green space, recreational activities, and architectural options for the reuse of existing buildings, as well as any community needs for the proposed site redevelopment. We will compare new findings to Hallowell's Comprehensive Plan for context and make recommendations to the Ordinance Rewrite Committee as needed. QEPs and landscape architects will be available to provide drawings of the cleanup and reuse proposals.

We will advertise these meetings publically via e-mail, a legal announcement in the local newspaper(s), and on the City’s website, and will make meeting minutes publically available. We will distribute paper flyers to Brownfields Advisory Committee (BAC) members, houses of worship, downtown businesses, and elder care facilities. The City Clerk will maintain regular status updates; make reports available for review at City Hall; issue press releases, legal ads, and other public notices as needed; and, inform local news outlets of public meetings including the Initial Brownfields Inventory meeting and subsequent meetings for each assessment site. We will submit press releases on the Hallowell Brownfields program to local newspapers including the *Kennebec Journal*, *Community Advertiser*, and *Capital Weekly*.

ii. Communicating Progress

The BAC will hold three open meetings/workshops for periodic assessment progress reports and community education regarding potential environmental risks from the Brownfields sites. We will advertise these meetings publically via e-mail, a legal announcement in the local newspaper(s), and on the City's website, and will make meeting minutes publically available. We will communicate the progress of our Brownfield assessment program to citizens through regular status updates available on Hallowell's website; reports available for review at City Hall; social media, press releases, legal ads, and other public notices as needed; and, through local news coverage of public meetings including the Initial Brownfields Inventory meeting and subsequent meetings for each assessment site.

We will submit press releases on the Hallowell Brownfields program to local newspapers including the *Kennebec Journal*, *Community Advertiser*, and *Capital Weekly*. The majority of the community speaks English, but **we will provide interpreters and/or language translations** as needed. Hallowell has an outreach program to notify the public about economic development projects, maintains an informative public website, and uses social media to promote public awareness including Facebook and Instagram pages. The City partners with the Hallowell Area Board of Trade to reach downtown merchants, residents, and building owners and will work with partners to gather responses via focus group discussions and surveys. The City has used online surveys (Survey Monkey) for past projects, and would reuse these techniques for the Brownfields assessment program. Through our grant partnership with the AARP as a certified Age-Friendly Community, Hallowell is exploring new techniques and technology to solicit greater input from a broader segment of the community, and we have identified the Stevens School, Kennebec River Rail Trail, and the downtown / in-town neighborhood as **focus areas for outreach sessions** to develop immediate action strategies.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority

The local Treasurer, Health Officer, Code Enforcement Officer, Assessor and City Manager will assist with local data and records collection, public participation, redevelopment plans, design initiatives, and overall programmatic direction as members of a BAC. The BAC members and the City will have connections to multiple agencies, including federal agencies such as the EPA; state agencies including MEDEP and DECD; local, state, and federal elected officials; and other public health entities including Maine Center for Disease Control.

The City will hire a QEP to provide environmental oversight, direction, and risk characterization in order to protect public health and environmental wellbeing within the targeted areas. The QEP will also ensure that the assessment work is conducted in accordance with EPA Brownfields and MEDEP Voluntary Response Action Program (VRAP) program requirements. Through participation in the MEDEP Voluntary Response Action Program (VRAP), owners will obtain a VRAP "No Action Assurance Letter" or "Certificate of Completion", which provides liability protections from state enforcement actions, provided the sites are assessed and cleaned up in accordance with the MEDEP regulatory requirements. The MEDEP VRAP program also facilitates the establishment of "activity and use limitations" in accordance with Maine's Uniform Environmental Covenants Act, including the long term monitoring of contaminants, maintenance imposed on future property owners, and institutional controls.

Maine DEP's community assistants have experience conducting and managing EPA Brownfields Grants and will also provide critical input into Hallowell's program, particularly during Phase I and Phase II Assessments and the Cleanup and Reuse planning portions of the program. They will provide input and guidance throughout the duration of the program, including evaluating risks from potential imminent hazards identified during assessment, liability protections offered as part of the Brownfields program, and MEDEP's VRAP. MEDEP staff will review all technical submittals and provide guidance on remedial actions and long-term sustainable cleanup measures for each site. City staff will work with the Maine Health Inspector on health inspections as needed.

ii. Other Governmental Partnerships

The proposed Maine Department of Transportation (MDOT) **\$4.84 M Water Street reconstruction project** scheduled for 2018 will rebuild the main street downtown and replace aging sewer drains and other infrastructure beneath it, to help revitalize the downtown, enhance the bicycle/pedestrian safety of the Kennebec River Rail Trail (KRRT) through Complete Streets design, and improve the connections between downtown, the proposed trailside park, and the Stevens School campus.

The primary partners for Hallowell's Brownfields program will be the EPA, MEDEP and the City (refer to Cover Letter attachment for MEDEP's letter of support). The MDOT Water Street / KRRT enhancement project will be managed with close communication between the state and City Hall. Hallowell will directly benefit from additional jobs, an increased tax base, improved visual aesthetics of the local area, and increased community pride after site redevelopment, and will partner with the Central Western Maine Workforce Development Board (CWMWDB) and Maine Office of Community Development on new initiatives to follow remediation. As discussed above, the City has operating budget, TIF funds, and in-kind resources available to establish and/or enhance these partnerships. Municipal officials will fill primary implementation roles throughout the entire Brownfields Program, and several will be active members of the BAC and also attend EPA conferences to develop outreach strategies and best management practices.

c. **Partnerships with Community Organizations**

i. Community Organization Description & Role

The BAC will involve community planning groups and other interested stakeholders in the planning and decision-making process of the Brownfields assessment projects and with public education and outreach, including health-related concerns. We will establish links to these organizations from the project websites and share with them the project work products. In addition, the City's Health Officer will provide guidance for potential imminent hazards identified during assessment and coordinate with health agencies as needed.

Planning grant money from a \$6,000 AARP grant will be **leveraged by the Brownfields assessment grant**, and emphasis on community planning for livability and connectivity as part of the Comprehensive Planning / Wellness Committee / BAC processes **would begin immediately**.

A list of partners and community-based organizations along with their letters of support are provided in **Attachment C**—a brief description of each follows:

AARP—a nonprofit, nonpartisan, social welfare organization that is presently focused on community development around eight domains of livability for older people and families.

Kennebec River Rail Trail Board of Supervisors—A regional municipal partnership to oversee construction and maintenance of a 6.5 mile long rail trail connecting four communities, including the City of Gardiner which has administered a successful Brownfields program and have offered to assist Hallowell as needed with their experience on redevelopment projects.

University of Maine at Augusta School of Architecture—(UMA) will work with Hallowell on visioning exercises, public design charrettes, and design concepts for the Buckeye site.

Healthy Communities of the Capital Area—(HCCA) offers programs to improve the health and quality of life, and will focus on walking, outdoor recreation, and community wellness.

Hallowell Area Board of Trade—Incorporated in 1892, a non-profit corporation of local business owners and professionals who collaborate to promote commerce and development in Hallowell.

ii. Letters of Commitment

Letters of Commitment are attached in Attachment C

d. **Partnerships with Workforce Development Programs**

No EPA-funded job training grantees exist in the state of Maine. However, we plan to work with technical programs at the Kennebec Valley Community College, CWMWDB, the

Augusta Career Center and our neighboring UMA campus, and will continue to work with Architecture staff and students for planning charrettes and public outreach / education. The assessment and eventual cleanup of our Brownfield sites will provide opportunity to develop our workforce and create jobs in Hallowell's existing construction and technical sectors.

4. Project Benefits

a. Welfare, Environmental, and Public Health Benefits

By coordinating efforts with the City's Health Officer, Healthy Communities of the Capital Area (HCCA), EPA and the Maine Department of Environmental Protection (MEDEP), the City will form a team with a breadth of knowledge and information to define, identify, and reduce threats to public health, general welfare, and the environment at these sites. A prioritized list of Brownfields sites will guide remediation of historic buildings, a former petroleum tank farm, and former manufacturing mills, and will alleviate concerns for contaminants that may exacerbate documented, regional chronic health issues and other adverse health effects. We will compare the compounds identified during the investigation phases to established state and federal risk-based standards, and we will propose remediation plans to directly reduce threats to human health and the environment from airborne, waterborne, and direct contact exposures from soil, water, industrial and residential toxins and pollutants through removal and / or stabilization. Incidence of lead poisoning, COPD, diabetes, heart disease, and cancer will be reduced.

The ultimate goal and public benefit for each selected Brownfields site will be to document a cleanup plan that meets the community needs and is tailored to the desired reuse based on the existing City's Comprehensive Plan and Stevens School Master Plan, and on information gathered during community meetings and design charrettes held as part of the Brownfields program, with support from HCCA and the University of Maine at Augusta School of Architecture. Based on the Phase II Assessment results we will evaluate potential risks from known contamination and recommend strategies to protect sensitive communities as we work on remediation, to include public education campaigns on health risks and physical barriers around contamination. Maine DEP will serve as lead health expert through the Maine Voluntary Response Action Program (VRAP), and work with a local community health coalition to evaluate potential risks from imminent hazards identified in the assessment. We will address long-term contaminant monitoring, institutional controls, and deed restrictions, as necessary, to meet VRAP and Brownfields program environmental standards. The proposed program will communicate applicable federal and/or state programs requirements directly to the site owners. Options will likely include a combination of contaminant source removal, engineering controls (e.g., caps and vapor mitigation systems), and/or institutional controls (e.g., deed restrictions or environmental covenants developed from MEDEP's Uniform Environmental Covenant Act).

The assessment and eventual cleanup of the identified hazardous and petroleum impacted sites will reduce soil, surface water, groundwater, and soil vapor contamination. We will also address surface water protections to protect runoff from Brownfield sites into surrounding neighborhoods and the Kennebec River. The City encourages owners and developers to adhere to environmentally friendly and conservation habits including biofuels use in equipment, demolition debris and waste construction materials recycling, and wastewater reduction. We will emphasize the importance of energy efficiency (including the benefits of ENERGY STAR rated appliances and LEED rehabilitation standards), green remediation, and water management.

The project will ensure that residents will not be displaced from the Target Area and will help meet the need for senior housing opportunities. We will employ equitable development principals to create healthy, vibrant communities of opportunity that do not

displace current populations as a result of redevelopment. We will educate property owners on potential threats from ambient toxins, and we will empower disenfranchised residents (including new Americans, single-parent heads of households, and older people) to feel more comfortable advocating for themselves and their families' health and safety. We will employ intentional community outreach strategies put in place so that low-income and minority families help make informed decisions for the future of their neighborhoods, both new and existing.

b. Economic and Community Benefits

With support from the Brownfield assessment program, Hallowell will unlock historic white elephant properties and heretofore insurmountable obstacles like petroleum contaminated oil tank farms to create a vibrant, vital, walkable, safe, and growing population center in the 21st Century. Hallowell's existing Comprehensive Plan and Maine Department of Transportation (MDOT)-supported efforts to build safe routes and complete streets will be enhanced by assessment, cleanup and redevelopment of sites along these connecting paths, and through community outreach we will take steps to understand the needs and aspirations of current residents to ensure equitable development for Hallowell's less fortunate residents. Our trail system and safe streets will link in-town neighborhoods to new outdoor community recreation centers and open greenspaces, provide deeded access to a large land trust, and will entice incoming residents of new mixed-income, high-density and single-family housing developments to offices, manufacturing facilities, and shopping districts with enriching cultural and social connection, and effective civic engagement with local government. Hallowell's rebuilt main street will offer improved storm water drainage to in-town neighborhoods, convenient parking, and a safe environment for multi-modal in-town and visitor transportation.

A key component of our Brownfields redevelopment projects will be reuse of existing infrastructure in the downtown and in-town parts of our Target Area. Many of Hallowell's potential Brownfield sites are located in our downtown and are vacant or underused facilities. The buildings, associated water/sewer services, parking and transportation access, are already in place in these areas and thus would be relatively easy to reuse as part of the project.

Hallowell's economic development strategy is to renovate and redevelop existing institutional and industrial sites, which encompass over 150,000 square feet of underused building space in and around the project areas, into central pillars of a renewed local economy: multi-use commercial, industrial, and residential areas with preserved greenspace that will catalyze growth in the downtown center; create jobs and encourage capital investment; beautify Hallowell's walkable in-town neighborhoods; and significantly increase the local tax base and increase property value. Grant funds will leverage non-profit funds, MDOT infrastructure enhancements, and private investment in the Target Area and stimulate redevelopment efforts not otherwise possible using local funds alone, leading to increased local property tax on new captured real estate values of over \$5M, plus additional taxable personal property from new businesses, commercial sites, and light manufacturing facilities. Adaptive reuse of City-owned, historic buildings will lead to infill development that better serves community needs and/or puts them back on the local property tax rolls. Adaptive reuse will invite sprawl-free new housing, business, and employment opportunities, and a mixed-use planned development in a restored Stevens School, surrounded by a lush, recreational green space, could alone **create over 100 jobs**. Likewise the existing buildings elsewhere in the Target Area could employ 10-20 workers per site in knowledge work, precision manufacturing, or other sectors.

5. Programmatic Capability and Past Performance

a. Audit Findings

Hallowell has had no adverse audit findings.

b. Programmatic Capability

Hallowell has built positive relationships with state and federal grant agencies for over twenty years including Maine Department of Transportation (MDOT), Maine Office of Community Development (DECD-OCD) CDGB program, and Inland Fisheries and Wildlife. Hallowell's City Manager, Nate Rudy, and Treasurer, Dawna Myrick, will oversee and manage the Brownfields program. Mr. Rudy was formerly Director of Planning and Development at the City of Gardiner and wrote the City's first successful Brownfield Assessment grant which launched a successful Brownfield program that is now on its second assessment grant and has received several EPA Cleanup grants. In the past five years Mr. Rudy has applied for and administered \$2M in state, federal, and foundation grants for substantial grant-funded development projects. As part of project maintenance, Mr. Rudy staffs City committees and the community's development organizations and will lead a BAC to implement the Brownfields program. Mr. Rudy brings real estate expertise, scientific training, and practical economic development experience acquired while working as a project manager in the finance, information technology, and non-profit sectors; an Environmental Science and Engineering degree from Virginia Tech; and a Masters in Business Administration. Additional support will be provided by Hallowell Treasurer Dawna Myrick who has worked for the City for over 17 years and functions as a critical liaison with the City Council's Finance Committee and the citizens of Hallowell, and will be instrumental in the public outreach and education portions of the process. Copies of Mr. Rudy's and Ms. Myrick's resumes are provided as **Attachment D**. In the event of employee turnover, the City of Hallowell has the resources and flexibility to maintain project leadership and to recruit qualified staff, if necessary.

In conjunction with the Brownfields Advisory Committee (BAC) described above, the City and its selected QEP will liaison with the Maine Department of Environmental Protection (MEDEP) to design, coordinate, and oversee the successful completion of the proposed assessment program. When necessary, the BAC will also seek the advice and support of the EPA Region 1 and MEDEP Brownfields Coordinators for direction on programmatic requirements. The City routinely creates requests for proposals and qualifications, and conducts competitive procurements to obtain appropriate resources for proposed projects throughout Hallowell, and the City Manager works closely with Hallowell Public Works on many of these projects. Examples include the City's competitive procurement of the Comprehensive Plan, planning and other contracted services, and numerous public infrastructure procurements. All projects are publicly bid and advertised via the newspaper, the City's website, the Maine Municipal Association website, and construction publications.

c. Measuring Environmental Results: Anticipated Outputs and Outcomes

Our expected outcomes are to return the selected Brownfield sites and nearby areas impacted by the stigma of perceived proximity to contamination and tangible blight back to economic vitality. Remediating the Brownfield sites will minimize exposure at the site and adjacent properties and, just as importantly, impacts on the Kennebec River, Hallowell's waterfront, and downstream to the ocean. Additional expected outcomes of completing Brownfields site assessment and eventual remediation will be new job creation and increased tax base accompanying revitalization and redevelopment. As needed the City Solicitor will assist with access agreements and other legal matters.

Our completion of prepared environmental reports (i.e., Phase I ESAs, Quality Assurance Project Plans, Phase II Investigations, Analysis of Brownfield Cleanup Alternatives ABCA's, etc.) will document remediation progress at each site and will also be outputs of our program. We will track the reports internally and make sure that each is distributed to our stakeholders for comments before finalizing. Sites selected to participate in the Brownfield assessment program will be entered into the MEDEP Voluntary Response Action Program (VRAP). Outputs of the assessment work will be tracked and measured through milestones associated with this program.

These outputs include obtaining “No Action Assurance” letters and “Certificates of Completion” from MEDEP. Successful VRAP completion will ensure necessary remedial actions were conducted to eliminate petroleum contamination and protect human health and the environment. We will track the number of sites assessed and the particulars of the assessed sites (i.e., acres of site, contaminants founds, assessment money spent, leveraged money, etc.) via EPA Quarterly reports as well as the EPA ACRES online database. Completing the work described above will help transition these properties to the next step of redevelopment and are directly in-line with Hallowell’s Master Plan for these areas of the City. These documents and work products will provide the liability protections (Phase I/VRAPs) required to stimulate redevelopment, as tools like ABCA’s will help determine cleanup costs.

d. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

1. Purpose and Accomplishments

The City has managed grant projects and federal funds for similar projects for decades, including hiring the necessary professional services to complete successful projects. Hallowell has met and complied with all reporting requirements, submitted technical reports, and accomplished the goals of these agreements. A short list of recent grant projects includes:

- Community Development Block Grant (\$238K) awarded by DECD-OCD and Federal HUD, and converted to a forgivable loan to encourage reuse of existing historic building(s) at Stevens School for mixed-income housing that meets Maine State Housing Authority standards.
- AARP Community Planning Grant (\$6K) to support enhanced community involvement in Hallowell’s 2011 Comprehensive Plan assessment related to livability and age-friendly development.

2. Compliance with Grant Requirements

The City has managed grant projects, state and federal funds for decades, including hiring the necessary professional services to complete successful projects. Hallowell has met and complied with all reporting requirements, submit technical reports, managed contracts, and accomplished the goals of these agreements. Hallowell established an agreement with DECD-OCD to convert unused CDBG revolving loan funds dating back to 1986 into a forgivable loan to stimulate development of senior housing at the Stevens School campus, which has resulted in a signed loan agreement and mortgage equity in the campus subject to completion of a housing development. The developer has already received a letter of interest, and the City will monitor progress and assist new development as applicable. The City was recently granted community planning support from AARP and will work with their state office to establish agreements on terms of performance for the grant. City staff have managed similar grant funded community outreach projects in the past, and will adhere to contracting requirements, project scheduling and milestones, desired reporting outcomes, and other follow-up tasks as dictated by agreements with the grantor.

Name of Applicant: City of Hallowell, Maine

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Coordinated Public Funding for Brownfields

Page Number(s): 9

Assessment Other Factors Checklist

Please identify (with an *x*) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	Cover Letter, 1
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	2
Project is primarily focusing on Phase II assessments.	7
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	9
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	4
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



PAUL R. LEPAGE
GOVERNOR

PAUL MERCER
COMMISSIONER

December 13, 2016

Mr. Frank Gardner
EPA Region 1
5 Post Office Square
Suite 100, Mailcode: OSRR7-2
Boston, Massachusetts 02109-3912

Dear Mr. Gardner:

The Maine Department of Environmental Protection's ("Department") Bureau of Remediation and Waste Management acknowledges that the City of Hallowell plans to conduct site assessments and is applying for federal Brownfields grant funds.

Nate Rudy, Hallowell's City Manager, has developed applications requesting federal Brownfields Site Assessment Grant funding for hazardous materials and petroleum only Brownfields sites in the city (community wide).

If the City of Hallowell receives funding, the Department will assign project management staff to conduct eligibility determinations and provide review and comment on all assessments, workplans, Quality Assurance Plans, and Health and Safety Plans. For sites where cleanup is pursued, the Department's Voluntary Response Action Program ("VRAP") staff will provide review and comment on investigation reports and remedial workplans, and will provide oversight (as necessary) of contractor's work at the properties. Upon successful completion of remedial activities at a property, the VRAP will provide protections from Department enforcement actions by issuing a Commissioner's Certificate of Completion.

Please feel free to call me directly at (207) 592-0882 should you have any questions regarding this letter.

Sincerely,

Nicholas J. Hodgkins
Voluntary Response Action Program
Division of Remediation
Maine Department of Environmental Protection

Pc: Dorrie Paar, USEPA
Nate Rudy, City of Hallowell

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826

BANGOR
106 HOGAN ROAD, SUITE 6
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769
(207) 764-0477 FAX: (207) 760-3143

ATTACHMENT A

Threshold Criteria

**EPA Brownfields Community-Wide
Assessment Grant Proposal
City of Hallowell, Maine**

THRESHOLD CRITERIA

1. Applicant Eligibility

The City of Hallowell is a municipality eligible to apply for Brownfields Assessment funding from the EPA Brownfields Grant Program.

2. Community Involvement

Overall, the City of Hallowell will hold up to three open meetings/workshops for periodic assessment progress reports and community education regarding potential environmental risks from the Brownfields sites. We will advertise these meetings publically via e-mail, a legal announcement in the local newspaper, and on the City's website, door-to-door fliers, and will make meeting minutes publically available. We will communicate the progress of our Brownfield assessment program to citizens through regular status updates available on the City's website; reports available for review at City Hall; press releases, legal ads, and other public notices, as needed; and through local news coverage of public meetings including the Brownfields public outreach and education meetings and subsequent meetings for each specific assessment site.

We will submit press releases on the City of Hallowell's Brownfields program to local newspapers including the *Kennebec Journal*. The majority of the community speaks English, but we will provide interpreters and/or language translations and accommodate any special needs, as needed. Through its prior other state grant programs, and community initiatives, the City of Hallowell already has a strong and successful outreach program to notify the public about economic development projects, maintains an informative public website, and uses social media (Facebook) to promote public awareness. The City of Hallowell is always exploring new techniques and technology to solicit greater input from a broader segment of the community, particularly the disproportionately disadvantage populations that we have identified in our grant application. For this grant application, we are targeting specific and select sites along the Kennebec River and Water Street, Hallowell's main street/downtown and registered Historic District, in order to develop immediate action strategies out of the gate.

Many of the sites that will be included in the Brownfields Program are abandoned and/or derelict properties located primarily in our target areas; although, based on our preliminary Brownfields inventory, many more sites have been identified at various locations throughout the City. With Brownfields funding, the focused target areas within the City can continue to be revitalized and become the catalyst to further invigorate sustainable redevelopment and growth throughout the community.

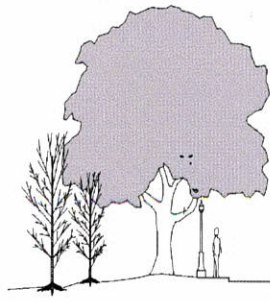
3. Additional Threshold Criteria for Site Specific Proposals Only

This criteria is **Not Applicable** to this grant application. This application is for community-wide hazardous and petroleum substances assessment funding; therefore, information regarding specific site proposals will not be included in this application.

ATTACHMENT B

Documentation Indicating Leveraged Funds

EPA Brownfields Community-Wide
Assessment Grant Proposal
City of Hallowell, Maine



Mastway

Development, LLC.

72 Burtons Lane Winthrop, ME 04364

207-441-1538

December 21, 2016

Nate Rudy, City Manager
Hallowell City Hall
1 Winthrop Street
Hallowell, ME 04347

Re: Stevens School Brownfields

Dear Manager Rudy:

Thank you for mentioning the possibility of Brownfield funding to aid in the abatement issues that we are facing with the Stevens Commons (formerly Stevens School) redevelopment project in Hallowell. The property is spectacular with 54 acres and nine beautiful brick buildings nestled into a lush campus setting. At first glance you would wonder why no one had jumped at the chance to acquire the property, albeit there are many reasons.

As you know my interests in Stevens School started over two years ago when I approached the State and worked through their RFB process before I eventually acquired the property. It primarily sat vacant for many years and as the State tried unsuccessfully to sell the property, the buildings and infrastructure fell deeper into disrepair. There were several reasons that no other developers stepped forward to take on this challenge, with the overall scale of the project, poor building conditions and one of the main reasons being the massive amount of abatement that will need to be done just to get these buildings clean prior to redevelopment. With over 80,000 square feet of buildings wrought with asbestos tiles, asbestos pipe coverings and lead paint, abatement costs are concerning to say the least.

Over the past several months we've been working through the City's Master Planning process which has involved many consultants, engineers and other professionals. The Master Plan is a multi-staged review process that involves several layers of scrutiny and analysis. Through this process we are excited to hear of the City's support to help make this property a community gem again. With that we are anticipating investments upwards of \$5,000,000 to bring the buildings back to a useable state. But as we've said all along, the enormity of this redevelopment with all of its challenges will require many different hands and outside financial support will be critical. We are seeking a City Bond to assist with rebuilding the road network and infrastructure, Federal and State historic Tax credits, Low income housing tax credits and Community Development Block Grants and hopefully Brownfield Funding to help us to revitalize this long dormant, historic property.

Thank you for your consideration,



Matt Morrill
President, Mastway Development, LLC



Board Members

Aaron Shapiro
Community Development Director
Cumberland County
Board President

Chip Newell
Principal
The NewHeight Group
Board Treasurer

Gunnar Hubbard
Principal
Thornton Tomasetti
Board Secretary

David Birkhahn
Vice President
TD Bank

Christine Biyoga
Unit Helper, NICU
Maine Medical Center

Elizabeth Boepple
Partner
BCM Environmental & Land Law,
PLLC

dee Clarke
Advocate
Homeless Voices for Justice

Kendra Danse
Clinical Director
MaineStay

Jan McCormick
Vice President of Asset Mgmt.
Northern New England Housing
Investment Fund

Luc Nya
Mental Health Program
Coordinator
OCFS/Corrections Liaison
Maine DHHS

Thomas Ptacek
Veteran's Healthcare Outreach
Community Organizer
Preble Street

John Ryan
President
Wright-Ryan Construction

Brianna Twofoot
Vice President
Leadership for Educational Equity

Staff Contacts

Cullen Ryan
Executive Director

Erin Cooperrider
Development Director

Brenda Sylvester
Development Officer

Jim Gwilym
Chief Financial Officer

Kyra Walker
Chief Operating Officer

Elizabeth Baranick
Asset Manager

Sarah Gaba
Occupancy Manager

Samira Bouzrara
Operations Manager

Vickey Rand
Communications Manager

December 15, 2016

Matt Morrill
Mastway Development, LLC.
72 Burtons Lane
Winthrop, ME 04364

Re: Affordable Housing Development at Stevens Commons, Hallowell

Dear Matt:

I am writing to formally express our interest in developing a senior housing project on the campus at Stevens Commons. We have experience both in the adaptive reuse of historic buildings, and in the creation of new construction housing projects. We understand that you will be making utility and infrastructure improvements, which improvements are important to our proposed project in terms of making it financially feasible. We expect to make use of low income housing tax credits, and/or bond financing from MaineHousing, and where it is possible and appropriate, state and federal historic tax credits.

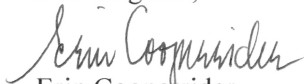
We appreciate your time during our multiple site walks, and your willingness to share the existing conditions plans with us, and to give our architect access to the buildings for purposes of making field measurements. We have discussed the project with our Historic Preservation consultant, Sutherland Conservation & Consulting, and we have a good understanding of what may be necessary to satisfy historic considerations on the campus.

Community Housing of Maine, Inc. is a 23-year-old non-profit affordable housing developer whose mission is the creation of housing for people with low and moderate incomes and special needs. Working statewide, CHOM has developed more than 81 rental housing projects in 37 different communities in Maine, and owns and operates more than 750 apartments.

One of those projects was the adaptive reuse of the historic dormitory building on the former Bangor Theological Seminary campus, a setting very similar to Stevens Commons, where we worked in collaboration with a number of other owner/developers to create a campus-wide vision and cooperative use and maintenance of vehicle circulation, parking, sidewalks and grounds. The Maine Hall project successfully rehabilitated Maine Hall into 28 units of affordable housing for seniors, including some veterans, and helped to preserve the historic fabric of the community while bringing new life to the campus. To date, our historic rehabilitation projects have also been LEED (Leadership in Energy and Environmental Design) certified by the U.S. Green Building Council and have won several national awards for historic preservation.

We look forward to working with you, and your other developer partners, to help create a vibrant, mixed-use campus at Stevens Commons, which includes this very important housing choice - affordable apartments for seniors.

Best Regards,


Erin Cooperrider
Development Director



STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
16 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0016

Paul R. LePage
GOVERNOR

David Bernhardt
COMMISSIONER

December 22, 2016

Mr. Nathan Rudy, City Manager
Hallowell City Hall
1 Winthrop Street
Hallowell, ME 04347

Subject: MaineDOT Project for Water Street

Dear Mr. Rudy:

This is to confirm that MaineDOT has committed funding to reconstruct the downtown portion of Water Street (aka Route 201), from 0.10 miles north of Winthrop Street, extending southerly 0.54 miles. The Project Work Identification Number (WIN) is 018622.00 and the Latest Estimate for this project is \$4.84 million. The estimated project cost includes all engineering, right-of-way acquisition, construction and construction administration costs. The current schedule is for construction to occur in 2018.

In that this is a complete reconstruction, the scope of work will include storm drainage and potentially other underground utility improvements. Due to its downtown setting the project will be built to Complete Streets standards to the extent that the City of Hallowell desires and MaineDOT policies allow. Of primary consideration will be improved access and safety for pedestrians and bicyclists in the downtown Hallowell area and maintaining connections to and use of the East Coast Greenway / Kennebec River Trail.

As you know this project has undergone an extensive public involvement and concept development process and we are now in full design development with more public meetings to follow. We currently are projecting project advertising will occur by January 2018 with construction completion expected by August of that year.

Please feel free to contact me again if you have any other questions on this project.

Sincerely,

Gerry Audibert, P.E.
Regional Planner

Cc: Ernest Martin, Project Manager
Scott Rollins, Statewide Planning Office Director

ATTACHMENT C

Letter of Support from Community
Organizations

EPA Brownfields Community-Wide
Assessment Grant Proposal
City of Hallowell, Maine



Maine

53 Baxter Boulevard, Suite 202 | Portland, ME 04101
1-866-554-5380 | Fax: 207-775-5727 | TTY: 1-877-434-7598
aarp.org/me | aarpme@aarp.org | twitter: @aarpmaine
facebook.com/AARPMaine

December 16, 2016

Nate Rudy, City Manager
City of Hallowell
1 Winthrop Street
Hallowell, ME 04347

Dear Nate:

I am writing in support of the City of Hallowell in its pursuit of US EPA Brownfields Assessment grant funds for the project area in and around downtown Hallowell and at the former Stevens School campus. AARP Maine represents 230,000 members 50+ in Maine, and many live in Hallowell. Our members overwhelmingly tell us that they want to age in place as long as possible. Unfortunately, they often live in houses and are serviced in buildings that have inefficient energy systems, have not received proper updates in remodeling over the years, and are located in historic buildings (that may contain hazardous building materials like asbestos, lead-based paint, and PCBs). We will work with the City to help educate our members and their building owners regarding the benefits of the EPA Brownfields Assessment grant, and we also look forward to being a participant in design charrettes.

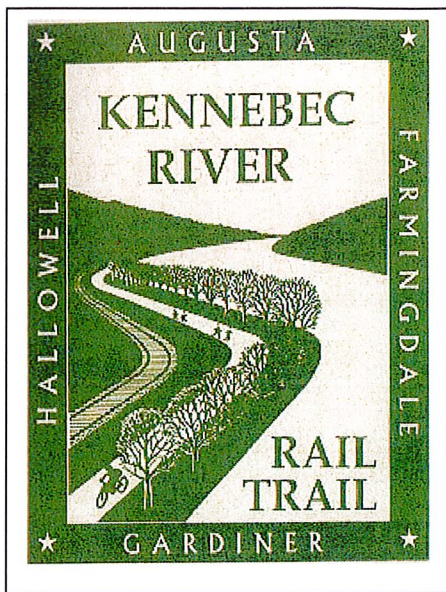
Hallowell recently became one of 24 Age-Friendly Communities in Maine, which shows the City's commitment to raising awareness about livability for people of all ages. In a show of support for your efforts, AARP has awarded Hallowell a \$6,000 Age-Friendly Community Assessment grant, which will support the City's efforts to conduct surveys, and host focus groups and planning sessions around Outdoor Spaces and Buildings, Housing, Communication and Information, and Community Support and Health Services, and other matters directly related to reclaiming the Brownfields for reuse as housing, work places, and social service delivery centers and other valuable uses. It will also help the City develop strong relationships with all residents, and to promote respect and social inclusion, communication and information, and civic participation and employment.

Thank you for inviting AARP to participate in this project, and we wish you success with your assessments.

Sincerely,

Lori K. Parham
State Director, AARP Maine

AARP
Real Possibilities



Kennebec River Rail Trail

Board of Supervisors

16 Cony Street

Augusta, Maine 04330

Leif Dahlin, Augusta
Lionel Cayer, Augusta
William Allen, Hallowell
Stefan Pakulski, Hallowell
Walter Hendrickson, Farmingdale
Brad Howard, Farmingdale
Phil Garwood, Gardiner
Karen Tucker, Gardiner
James Goulet, Friends of the Kennebec River Rail Trail

Nate Rudy, City Manager
City of Hallowell
1 Winthrop Street
Hallowell, ME 04347

December 13, 2016

Dear Nate:

The Kennebec River Rail Trail (KRRT) was built in 2001 to connect the communities of Gardiner, Farmingdale, Hallowell, and Augusta on an inactive rail line that runs along the banks of the Kennebec River. The Rail Trail represents a significant commitment in the form of a rare Interlocal agreement between four very different communities who share a common vision for a recreational and walking trail that promotes public health, provides a scenic landscape for views of the Kennebec River through all seasons, and brings people together from many disconnected neighborhoods who otherwise may not have cause to meet. The trail also serves as a community resource for walkers, bikers, runners, in-line skaters, and for 5K, 10K, triathlon, marathon, and other fund raising and fun races and activities sponsored by businesses and public health organizations throughout the region and is designated as a segment of the East Coast Greenway Corridor.

We are enthusiastic supporters of trail development, including the US EPA funded Brownfields Assessment activity along the Cobbossee Corridor Trail extension which will connect the southern extent of the KRRT to several key neighborhoods in Hallowell's neighboring City of Gardiner. We are equally supportive of the plans proposed by the City of Hallowell to use Brownfields Assessment funds to evaluate a former bulk oil tank farm and oil pipeline pump station that currently divides the trail from the riverfront north of downtown Hallowell, but could become a trailside park and resource center. Our Board of Supervisors and Directors of the Friends of the KRRT would be happy to participate in planning efforts related to this effort, and would be willing to serve on Hallowell's Brownfields advisory committee.

We wish you the very best on this proposal!

Sincerely,

Walter Hendrickson, Chairman
KRRT Board of Supervisors

December 14, 2016

Mr. Nate Rudy, City Manager
City of Hallowell
1 Winthrop Street
Hallowell, ME 04347

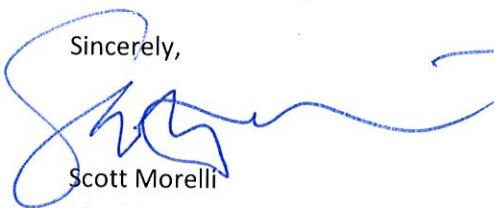
Dear Nate:

I'm writing in support of the City of Hallowell's US Environmental Protection Agency Brownfields Assessment Grant application. As the City Manager for Gardiner, Maine, a current recipient of Brownfields funding support, I can attest to the transformative power of the program for rural cities like ours. To date, Gardiner's Brownfields program has assessed potential environmental threats at several key locations in our project area and has led to the redevelopment of a major industrial site along the Cobbossee Stream Corridor. The Brownfields program has also complemented significant investment from the Maine Department of Transportation and the City to complete a walking and outdoor recreation trail along this site, which will connect the downtown shopping district to surrounding neighborhoods that have endured significant environmental and socioeconomic challenges.

While serving as Gardiner's Director of Planning and Development, you played a major role in writing our Brownfields Assessment grant application, establishing our local Brownfields Advisory Committee, and developing the goals and timeline for our projects, which have since received additional cleanup grant support and are recognized as tremendously successful by our City Council and other local leaders. Now serving as Hallowell City Manager, I believe that you would lead our neighboring Capital-area city to similar success, and have every confidence in your capacity to manage a Brownfields grant program. If asked, Gardiner City staff would be happy to participate in Hallowell's steering committee or program development phase.

I hope the US EPA will give Hallowell's grant application every consideration.

Sincerely,



Scott Morelli
City Manager



December 14, 2016

Nate Rudy, City Manager
City of Hallowell
1 Winthrop Street
Hallowell, ME 04347

Dear Nate:

The University of Maine at Augusta School of Architecture is the only architecture program in the state of Maine. From our campus in downtown Augusta we have built a five-year Bachelors of Architecture program that prepares graduates for careers in architecture by combining intensive classroom and studio experience with real-world community design projects. In 2014, we were thrilled to work with you and the City of Gardiner on studies of place around downtown, and in the subsequent design charrettes, led by students from our fifth year class, the community shared visions for a Cobbossee Stream Corridor Trail system that will invigorate deteriorating properties along the trail and connect surrounding neighborhoods with a walkable route that connects socioeconomically depressed neighborhoods to the historic downtown shopping district and the Kennebec River Rail Trail. This trail connects Gardiner and Hallowell to downtown Augusta, steps away from the front door of our building.

At your request, we have begun initial planning for working on another design class in Hallowell, specifically to re-imagine the Buckeye Oil pipeline pump station campus as a mixed-use community space, connecting the Kennebec River Rail Trail with the one remaining wharf along the river. We are very excited to see what potential will be unlocked by this design study, and to work with you and your community on envisioning a new future for an unused and undervalued development site. We would also be interested in serving on your local Brownfields program oversight committee.

Thank you for inviting us to participate in this exciting partnership opportunity with the US EPA; we eagerly await their decision on your application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Amy Hinkley'.

Amy Hinkley

Interim Program Coordinator
University of Maine at Augusta
Handley Hall, 331 Water Street
Augusta, Maine 04330
p207-621-3095

uma.edu/barch



December 13, 2016

Nate Rudy, City Manager
City of Hallowell
1 Winthrop Street
Hallowell, ME 04347

RE: Letter of Support – Hallowell Application for Brownfields Grant

Dear Nate:

Healthy Communities of the Capital Area (HCCA) is a coalition of local people who work to improve the health and quality of life in southern Kennebec County. HCCA is a non-profit agency that works on local, public health district, and state-level goals to improve public health. Our mission at HCCA is to convene people, organizations and communities to collaborate on quality of life and public health issues. We envision happy, thriving, interconnected people, organizations, and communities who are empowered to improve their quality of life.

HCCA is very proud to be actively involved in the City of Gardiner's efforts to build a Cobbossee Stream Corridor Trail system that will link surrounding neighborhoods along an outdoor recreation and walking trail that connects to the downtown and the six-mile long Kennebec River Rail Trail that runs from Gardiner, through Farmingdale and Hallowell, and to Augusta, Maine's capital city. This effort began with a preliminary design report from the Maine Department of Transportation and a major financial commitment from Maine DOT and the City of Gardiner, but was realized by the work of the Brownfields Advisory Committee (BAC) and renewed commitments from Gardiner City Council as a result of the US EPA Brownfields Assessment program.

I am very pleased to say that HCCA has served on Gardiner's BAC and was an active partner in the City's community meetings and the Cobbossee Corridor design charettes led by the University of Maine at Augusta.

We believe that similar efforts as proposed by the City of Hallowell will strengthen the trail system, and we are eager to serve in a similar role on Hallowell's public health and trailside park development efforts. These efforts will deepen the community's connectivity along the trail, provide additional health benefits, and leverage the US EPA's past investments in our region.

We hope that the US EPA will strongly consider the City of Hallowell's proposal, and we wish you luck.

Sincerely,

A handwritten signature in black ink, appearing to read "Joanne E. A. Joy", written in a cursive style.

Joanne E. A. Joy
Executive Director

Serving Augusta, Chelsea, Farmingdale, Fayette, Gardiner, Hallowell, Litchfield, Manchester, Monmouth, Mount Vernon, Pittston, Randolph, Readfield, Richmond, Vienna, Wayne, West Gardiner, Windsor, Winthrop

36 Brunswick Avenue, Gardiner, Maine 04345 ~ 207-588-5012 ~ www.hccame.org



**Hallowell Area Board of Trade
P.O. Box 246
Hallowell, ME 04347**

December 22, 2016

Nate Rudy, City Manager
City of Hallowell
1 Winthrop Street
Hallowell, ME 04347

Dear Nate:

The Hallowell Area Board of Trade (HABOT) is committed to supporting the City of Hallowell in its pursuit of US EPA Brownfields Assessment grant funds for the target area in and around downtown Hallowell. The ninety-plus members of HABOT carry on a century-old tradition of supporting community life and enterprise in our city. Our organization represents business owners, investors and developers, and dedicated citizens who host events, concerts, fundraisers, and public relations campaigns to bring energy and vitality to Hallowell, and to foster new business opportunities for all of our members.

As an organization, we will leverage our relationships with these groups in an effort to help facilitate development on the Brownfields sites that are assessed with these funds. With your direction, we will assist in the site selection process and work with the City to help obtain access to Hallowell's high priority Brownfield sites in and around our downtown business district. Our members are active in City government committees and will gladly assist with visioning and design activities, as well as to serve on the Brownfields Advisory Committee.

Sincerely,

Chris Vallee
Board President

ATTACHMENT D

Resumes

**EPA Brownfields Community-Wide
Assessment Grant Proposal
City of Hallowell, Maine**

NATE RUDY

P. O. Box 292
East Winthrop, ME 04343

NATERUDY33@GMAIL.COM
(207) 660-2924

EDUCATION

Master of Business Administration, (4.0/4.0 GPA)

Thomas College, Waterville, Maine

B.S., Environmental Science and Engineering, Cum Laude

Virginia Polytechnic Institute and State University (Virginia Tech), Blacksburg, Virginia

RECENT GRANT AWARDS

- Lead, American Association of Retired People Age-Friendly Community Assessment grant. Received \$6,000 grant to conduct survey and focus group assessment of older people's challenges related to AARPs Eight Domains of Livability in Hallowell.
- Lead, Harold Alfond Foundation grant, 2014-2016. Administered \$1.5 M grant to develop Waterville Creates! an arts non-profit, marketing consortium, and real estate manager for a mixed-use arts building in Waterville.
- Lead, US Environmental Protection Agency Brownfields Assessment grant, 2013-2016. Received \$400,000 grant for brownfields assessment along the Cobbossee Stream and in downtown Gardiner.
- Lead, Orton Family Foundation Heart & Soul Community Planning grant, 2011-2013. Received foundation support and \$100,000 matching grant for values-based community development; collaborative community visioning; and comprehensive planning based on direct input from Gardiner residents.
- Lead, National Park Service *Preserve America* grant, 2011-2014. Administered \$50,000 grant from NPS to identify and market cultural and historical assets in downtown Gardiner.
- Lead, Maine Forest Service Project Canopy grant, 2012-2014. Received \$4,400 in matching grant funds to purchase, install, and maintain new trees in Gardiner's historic downtown.

RECENT WORK HISTORY

June 2016 to Present

City Manager

City of Hallowell: Hallowell, ME

- Manage ten full-time and seven part-time employees in a Council / Manager government consisting of an elected Mayor and seven City Council members, along with numerous board and committees
- Develop and manage City budgets and work plans to meet Council goals and priorities
- Conduct community economic development activities and business development outreach

December 2014 to June 2016

Executive Director

Waterville Creates!: Waterville, ME

- Led a team of three employees, thirteen board members, and eight committees in the Waterville Creates! mission to make opportunities for art and culture to enrich the Waterville community through creative experiences and urban placemaking
- Developed budgets and work plans to meet board goals and priorities with limited resources
- Managed a 68,000 square foot mixed-use building in downtown Waterville

July 2011 to December 2014

Director of Planning and Development

City of Gardiner: Gardiner, ME

- Lead a team of three employees in Gardiner's Planning and Development office for economic and community development, code enforcement, assessment, and administrative functions for the City of Gardiner
- Manage contracts for comprehensive planning and architectural / historic preservation
- Manage a \$250K department budget and a \$600K revolving loan fund portfolio
- Provide business expansion, attraction, and retention services to greater Gardiner
- Conduct sales and marketing research, surveys, and brand-building campaigns for Gardiner's historic downtown and the Libby Hill Business Park
- Manage City business resources including a Revolving Loan Fund and TIF/CEA program, and serve as the real estate broker for City-owned properties

July 2010 to June 2011

Business Development Specialist

Kennebec Valley Council of Governments: Fairfield, ME

December 2009 to April 2010

Management Analyst II

State of Maine, Department of Health and Human Services: Augusta, ME

September 2009 to December 2009

Quality Analyst

State of Maine Revenue Service, Department of Administrative and Financial Services: Augusta, ME

August 2008 to April 2009

Research and Database Coordinator

Good Will-Hinckley: Hinckley, ME

NON-PROFIT ORGANIZATIONS AND ACTIVITIES

- Executive Committee and General Assembly, Kennebec Valley Council of Governments (2016; Secretary of Executive Committee, 2016)
- Advisory Committee, University of Maine at Augusta School of Architecture (2016)
- Board of Directors, Maine Craft Association (2012 to present; Vice President, 2014 to present)
- Board of Directors, Independent Retailers Shared Services Collaborative (2012 to present)
- Executive Director and Board Secretary, Gardiner Board of Trade (2011 to 2014)

PROFESSIONAL ORGANIZATIONS AND ACTIVITIES

- Member, Maine Association of Realtors (2012 to present)
- Member, Maine Real Estate and Development Association (2011 to present)

ADDITIONAL EDUCATION AND PROFESSIONAL DEVELOPMENT

- Certified Business Development Specialist, State of Maine DECD (2010 to present)
- Graduate studies in Civil and Environmental Engineering, Virginia Tech

Dawna M. Myrick

13 Myrick Lane
Farmingdale, ME 04344
dawnamyrick@gmail.com

207 582 3637
207 458 7653

Education

Clinical externship October–December 2010
Concentra Urgent Care, Augusta ME

Associate’s Degree in Applied Science, Medical Assisting May, 2009 – Dec. 2010
Andover College/Kaplan University, Lewiston ME (3.35 GPA)

Kennebec Valley Community College January 2012 – January 2013

Employment History

City of Hallowell 1999 – Present

Treasurer / Tax Collector

- Finance
- Billing, collection, and reconciliation of property taxes
- Recording of tax liens and discharges
- Budgeting, Accounts Payable, Payroll
- Calculation and electronic deposit of payroll taxes
- IRS reporting – quarterly and annually
- Preparation of W2s and 1099s
- Employee Benefits Administration
- Assist City Manager with Human Resources records management

City of Gardiner 1994 – 1999

Tax Collector

- Billing, collection, and reconciliation of property taxes
- Recording of tax liens and discharges

Fleet Bank of Maine 1979 – 1994

Multiple positions

- Branch Operations Supervisor
- New Accounts Representative
- Bookkeeping Supervisor
- Teller

References will be made available upon request

Intentionally Blank per instructions from M. Jerry Minor-Gordon I Office of Brownfields & Land Revitalization I Direct: (202) 566-1817 per phone call 12/22/2016 3:07 PM EST

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/22/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Hallowell, Maine

* b. Employer/Taxpayer Identification Number (EIN/TIN):

01-6000029

* c. Organizational DUNS:

0977373080000

d. Address:

* Street1:

1 Winthrop Street

Street2:

* City:

Hallowell

County/Parish:

* State:

ME: Maine

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

04347-0000

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Nathaniel

Middle Name:

* Last Name:

Rudy

Suffix:

Title:

City Manager

Organizational Affiliation:

* Telephone Number:

207-623-4021 ext 203

Fax Number:

207-621-8317

* Email:

nrudy@hallowellmaine.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Hallowell, Maine Brownfields Assessment Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant ME-001

* b. Program/Project ME-001

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2017

* b. End Date: 09/30/2020

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: Nathaniel

Middle Name:

* Last Name: Rudy

Suffix:

* Title: City Manager

* Telephone Number: 207-621-4021 ext. 203

Fax Number: 207-621-8317

* Email: nrudy@hallowellmaine.org

* Signature of Authorized Representative: Nate Rudy

* Date Signed: 12/22/2016